Fee Exempt

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 111043 DEEDWARR
06/29/2018 02:27:26 PM 2 pgs
Fees: $13.00 Taxes: $1,600.25

20180629-0063294

W & I Ref: (DM) Title No.: 59820
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kenneth W. Haynes Carol A. Haynes 2634 Big Eagle Trail Murfreesboro, TN 37127	NEW OWNER

TAX MAP PARCEL NUMBERS: 13209008700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$432,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald Wayne Baker and Judy Marie Baker, Co-Trustees of the Baker Joint Revocable Trust, created July 20, 2017, as to a one-half (1/2) interest and Amy Johnson Manzanares, Successor Trustee of the Dianne B. Johnson Revocable Trust, created February 15, 2017, as to a one-half (1.2) interest,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth W. Haynes and Carol A. Haynes, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the south 141 feet of lot No. 13 on the Map of the RE-subdivision of certain Lots in Oak Hill Subdivision No. 1, of record in Book 547, page 52, Register's Office for said County.

Said part of Lot fronts 141 feet on the easterly side of Soper Avenue and runs back between parallel lines, along the northerly line of Lot No. 39, 142.5 feet (erroneously referred to as Lot 3 in prior conveyance), to the west line of Lot No. 14, together with a 15 foot easement for a water main on the westerly 15 feet of the northerly 144 feet of Lot No. 13, as retained in the deed from Georgia L. Coles and J.T. Coles, Jr., to Carl J. Batson and wife of record in Book 1422, page 522, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Judy Marie Hamlett and Dianne B. Johnson, as tenants in common by Warranty Deed from Whitney Davis, unmarried, dated May 28, 1985 and recorded on May 29, 1985 of record in Book 6567, page 136, Register's Office for Davidson County, Tennessee. By Quitclaim dated September 7, 2017, recorded on September 13, 2017 of record in Instrument No. 20170913-0093727, said Register's Office, Judy Marie Baker (f/k/a Judy Marie Hamlett) conveyed subject property to Ronald Wayne Baker and Judy Marie Baker, Co-Trustees of The Baker Joint Revocable Trust, created July 20, 2017, a one-half (1/2) interest. By Quitclaim Deed dated April 3, 2015, recorded on April 9, 2018 of record in Instrument No. 20180409-0032947, said Register's Office, Dianne B. Johnson conveyed her one-half (1/2) interest in subject property to Dianne B. Johnson, Trustee of the Dianne B. Johnson Revocable Trust created February 15, 2017. The said Dianne B. Johnson has since died. The Trust appoints Amy Johnson Manzanares as Successor Trustee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2018, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 547, page 52, said Register's Office. Easement for water main with ingress/egress privileges of record in Book 1422, page 522, said Register's Office.

This is improved property, known as 4402 Soper Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of June, 2018.

Ronald Wayne Baker, Trustee of the Baker Joint Revocable Trust

Judy Marie Baker, Trustee of the Baker Joint Revocable Trust

Amy Johnson Manzanares, Successor Trustee of the Dianne B. Johnson Revocable Trust

State of Tennessee

County of Davidson

On this 15th day of June, 2018, before me the undersigned authority, personally appeared **Ronald Wayne Baker and Judy Marie Baker and Amy Johnson Manzanares,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed. **

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $432,500.00.

Affiant

Sworn and subscribed before me this 15th day of June, 2018.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

** **Ronald Wayne Baker and Judy Marie Baker, sign as Trustees of the Baker Joint Revocable Trust and Amy Johnson Manzanares signs as Successor Trustee of the Dianne B. Johnson Revocable Trust**